

TOTAL CONSIDERATION = **\$0.00**

THIS INSTRUMENT PREPARED BY AND RETURN TO:

DERRILL L. MCATEER, ESQ.
THE HOGAN LAW FIRM, LLC
20 S. Broad Street
Post Office Box 485
Brooksville, Florida 34605-0485
(352) 799-8423

Parcel I.D.#:

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUIT CLAIM DEED

This Quit Claim Deed made this ___ day of September, 2009, by and between **SUMTER COUNTY**, a political subdivision of the State of Florida, whose mailing address is 910 N Main Street, Bushnell, FL 33513 hereinafter "**Grantor;**" and **The City of Wildwood**, a municipality of the State of Florida whose mailing address is 100 N. Main Street, Wildwood, Florida 34785, hereinafter "**Grantee.**"

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said Grantee, and Grantee's heirs and assigns forever, all the right, title, interest, claim and demand which Grantor has in and to the following described land, situate, lying, and being in **Sumter County, Florida** to-wit:

AS SET FORTH IN EXHIBIT "A"

This document is prepared without benefit of title exam, title insurance, or opinion.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title interest, lien, equity and claim whatsoever of Grantors, either in law or equity, for the use, benefit and profit of the said Grantee forever, provided that Grantee maintains the Property as an outdoor recreation park, for the benefit of the general public, in perpetuity. Furthermore, should Grantee set fees for usage of the Property by the general public, such fees shall not distinguish in amount with relation to the residency of the public user.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the chair of said board, the day and year aforesaid.

ATTEST:

SUMTER COUNTY, a political
subdivision of the State of Florida

Deputy Clerk
Sumter County, Florida

By: GARRY BREEDEN,
Chairman Sumter County Board
of County Commissioners

STATE OF FLORIDA)
COUNTY OF SUMTER)

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Garry Breedon, as Chairman of the Sumter County Board of County Commissioners, and _____, as Deputy Clerk, who is personally known to me or who produced _____ as identification and who did/did not take an oath and he/she acknowledged before me that he/she executed the same freely and voluntarily for the purposes therein expressed on _____ day of September 2009.

(SEAL)

Notary Public

Notary Name Printed
My Commission Expires:

ATTEST:

Florida

THE CITY OF WILDWOOD, a
Municipality of the State of

CITY CLERK
Wildwood, Florida

By: ED WOLF, Mayor
Acknowledgement

STATE OF FLORIDA)
COUNTY OF SUMTER)

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Ed Wolf, Mayor of The City of Wildwood, and _____, as City Clerk, who is personally known to me or who produced _____ as identification and who did/did not take an oath and he/she acknowledged before me that he/she executed the same freely and voluntarily for the purposes therein expressed on _____ day of September, 2009.

(SEAL)

Notary Public

Notary Name Printed
My Commission Expires

EXHIBIT "A"

That portion of the SW 1/4 of the SE 1/4 of Section 15, Township 19 South, Range 23 East, Sumter County, Florida, described as follows: Commence at the Southeast corner of said SW 1/4 of the SE 1/4 of said Section 15, thence run N00°00'00"E (North) along the East line of said SW 1/4 of SE 1/4, a distance of 148.35 feet to a found 4" X 4" concrete monument at the Northerly right-of-way line of the S.C.L. Railroad (tracks abandoned) and the POINT OF BEGINNING of this description, from said point thence run N52°05'30"W along the Northerly right-of-way line of said S.C.L. Railroad, a distance of 928.02 feet to a found 4" X 4" concrete monument, thence departing said right-of-way line, run N38°06'25"E along the monumented Westerly boundary of lands described in Official Records Book 534, Page 856, Public Records of Sumter County, Florida, a distance of 745.60 feet to a found 4" X 4" concrete monument, continue N38°06'25"E 20 feet, more or less to the waters edge of Lake Deaton, thence Southeasterly along said waters edge to a found 6" X 6" concrete monument at said waters edge and at the East line of said SW 1/4 of SE 1/4, thence departing Lake Deaton run S00°00'00"E (South) along the East line of said SW 1/4 of SE 1/4, a distance of 757.64 feet to the POINT OF BEGINNING.

SUBJECT TO a 50 foot Easement and/or right-of-way along the South side of lands described in Official Records Book 534, Page 856, Public Records of Sumter County, Florida. For the benefit and personal use of Baker Properties, Inc. and is Non-Assignable or Transferrable by Baker Properties, Inc.